

# ADAMS CITY COUNCIL COMMITTEE REPORT

The City Planning Commission was called to order on September 3, 2013 at 5:15 p.m.

On roll call members present were Baumgartner, Marti, White, Menck and Burke.

Others attending: Chuck Sulik of MSA Professional Services and Clerk Winters

## **PUBLIC HEARING:**

The public hearing was called to order by Mayor Baumgartner at 5:15 P.M.

Chuck Sulik showed the members the map outlining both TID No. 2 and No. 3 and briefly explained that a TID is an economic community development funding tool for primarily Cities and Villages throughout the State of Wisconsin. It allows the community to setup TIF Districts and use the taxes generated off of new development activity to pay for improvements that are put in place, normally upfront, to make private sector development happen. The TID's were setup in 1996 and both doing well. We are looking to amend the project plans to further Downtown Revitalization efforts and to position the City to recruit a major business firm (GEITS). Mr. Sulik reviewed project plan TID No. 2, explaining the schedule and process of creating or amending a TIF District, estimated \$4 million for proposed projects that include WWTP upgrades and Equipment Acquisitions, Economic Development Incentives and Industrial Park Improvements. The economic feasibility anticipates a conservative \$67 million in additional property value between 2014 and 2019, the estimated development value of \$5.2 million based on 0% inflation and the tax rate remaining constant. The projected income of \$5.9 million and the annual debt service total of \$4.4 million and the current annual performance. With TID No. 3 project plans include additional public works projects, projects for the downtown revitalization, street closures, WWTP upgrade, Hwy 13 improvements, infrastructure improvements, traffic and signage that total about \$3.8 million. Economic Feasibility forecast anticipates \$5.2 million, projected income \$4.1 million, debt service estimated at \$4.3 million and if January 1, 2013 account balance of \$280,000 is added the income exceeds the debt service.

No public was in attendance.

***Motion by Marti, Second by Menck to Adjourn the Public Hearing and reconvene into Open Session. All voted aye.***

On roll call members present were Baumgartner, Marti, White, Menck and Burke.

Others attending: Chuck Sulik of MSA Professional Services and Clerk Winters

***Motion by Marti, Second by Burke to approve the minutes of the May 23, 2013 meeting. All voted aye.***

## Petitions and Communications

None.

## Agenda Items

***Recommendation by White, Second by Menck to Approve Resolution PC-2013-09R Project Plan and Amendment of Tax Incremental Finance District No. 2. All voted aye.***

***Recommendation by Burke, Second by Menck to Approve Resolution PC-2013-10R Project Plan and Amendment of Tax Incremental Finance District No. 3. All voted aye.***

***Motion by Marti, second by Menck to adjourn. All voted aye.***

Mayor JanAlyn Baumgartner/jlw  
Committee Chairperson

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**NEXT MEETING: TBD**

THE MINUTES ARE DRAFT AND SUBJECT TO COMMITTEE APPROVAL